Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	24 TIFFANY AVENUE CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,125,000	&	$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,177,444	Property type	House	Suburb	Cheltenham
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 WILLOW AVENUE CHELTENHAM VIC 3192	1120000	06-Sep-25
4 AMBER COURT CHELTENHAM VIC 3192	1210000	10-May-25
47 BENKEL AVENUE CHELTENHAM VIC 3192	1162000	20-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 September 2025

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4 WILLOW AVENUE CHELTENHAM VIC 3192

3 1 1

Sold Price RS 1120000 Sold Date 06-Sep-25

Distance 0.44km



4 AMBER COURT CHELTENHAM VIC 3192

3 2 2

Sold Price 1210000 Sold Date 10-May-25

Distance 0.8km



47 BENKEL AVENUE CHELTENHAM VIC 3192

3 2 1

Sold Price 1162000 Sold Date 20-May-25

Distance 0.99km

RS = Recent sale **UN** = Undisclosed Sale

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